

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 702 54 AV SW - LOC2023-0156 - DMAP Comment - Sun 2/25/2024 10:45:56 AM
Date: Sunday, February 25, 2024 10:45:56 AM

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Application: LOC2023-0156

Submitted by: Danine Birkholm

Contact Information

Address: 707 - 54 Avenue SW, Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Although I realize Calgary is growing, it is unfair to take every corner lot in Windsor Park and turn it into a multi-family home. There is already a multi townhouse being built directly across the street (north) of this application.

Will the proposed change affect the use and enjoyment of your property? If so, how?

With the plans they are proposing, this property will go from a 2 family dwelling to a 9 family dwelling. There are numerous infills west of this proposal and with the height increase, they will have numerous people now "looking down on them". Where are all 9 of the residents going to park? Parking is already tight on our street. I know the City likes to ignore parking concerns; however, realistically, most families have 2 cars per household.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

The recent builds have not made Windsor park a greater community. Building multi family town houses is NOT in keeping with Windsor Parks characteristic. The only prosperity from these builds go to the City (in taxes) and the Developers.

How will the proposed impact the immediate surroundings?

It has caused headaches with respect to handling the large # of bins (3 x 9 = 27). How the developer going to handle the bins and the parking situation? As mentioned above, this will take away the current privacy of the adjacent properties.

General comments or concerns:

I am against this proposed land use redesignation.

Attachments:

Designhaus Studio Inc.
104 Purcell Place
Cranbrook, BC V1C 0C6
403.399.2930



February 26, 2024

RE: Proposed Land Use Change

Project Location: 702 & 704, 54th Avenue S.W. (0.0698 ha)

Existing Land Use: - Residential - Contextual One/Two Dwelling (R-C2) District

Proposed Land Use - Grade-Oriented Infill (R-CG) District

APPLICANT STATEMENT

Designhaus Studio has made an application for resignation to transition 702 & 704, 54th Avenue S.W. in the community of Windsor Park from an R-C2 lot to R-CG. The subject site is a corner lot property located on the Northwest intersection of 54th Avenue and 6th Street S.W. The lot dimensions are 19.05m x 36.65m (62.5'x120.25') totaling 0.0698 ha of privately owned land. The land owner has a development vision that utilizes the lot in much the same way as recent adjacent developments and realize a new and much needed "Missing Middle" housing option by designing a five unit (+/- 69uph) rowhouse development and five parking stalls. The proposed development would have all five units having grade oriented entrances off of 6th Street S.W. with the final unit having a portion of the development situated over the attached garages but the entrance at grade. Each unit is to have private amenity space and use of the communal community garden space.

SITE + PLANNING RATIONALE

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 6th Street S.W. The blockface and those directly to the East are heavily developed with new detached garages off the laneways and there is no power pole conflict to be dealt with for access to the site.

Proximity to Transit: Transit provision is strong in the area as Windsor Park is sandwiched between McLeod Trail S and Elbow Drive S.W. with Elbow Drive a block to the West and McLeod Trail three blocks to the East. This site is 200m from the Northbound #3 bus stop and 190m from the Southbound #3 bus stop.

With McLeod Trail 600m away from the subject site and is a major thoroughfare that opens up the possibilities for various connection points to LRT stations and area businesses.

Proximity to Main Street Corridor: The subject site is within +/-600m of McLeod Trail S. Calgary's vibrant Main Streets provide local area residents easy access to local goods and services.

Proximity to Parks, Opens Spaces & Community Amenities: The subject site just 160 metres South of the Windsor Park Community Association which accommodates two tennis courts, a baseball diamond and a large playground. It is 110m to the East of the First Evangelical Church on the East end of 54th Avenue. Windsor Park Schools is approximately 220m East from the subject site, approximately one block away.

These characteristics make the site especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

Designhaus Studio Inc.
104 Purcell Place
Cranbrook, BC V1C 0C6
403.399.2930



CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

The MDP requires that *“ground and lower level developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.”* (2.4.2 (b)) By having all vehicular access off the adjacent lane, and the unit entries facing the streets, the pedestrian realm adjacent to the streets is protected.

LOCAL POLICY ALIGNMENT

Although the proposed land use amendment is not in alignment with the current Area Redevelopment Plan policy, the proposal still meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. In order to accommodate the proposed land use amendment, a minor map amendment to the Area Redevelopment Plan is required. This proposed amendment would identify the site as “Low Density Multi Dwelling”. The proposed amendment to the Area Redevelopment Plan is deemed appropriate given the intent and contextual nature of the proposed R-CG District. R-CG development was meant to be compatible with semi-detached and single family developments.

CONCLUSION

This proposed land use Redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities in a unit that provides a gentle increase in density and enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,

Rob Kieboom, President
Designhaus Studio Inc.
403.399.2930

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 702 54 AV SW - LOC2023-0156 - DMAP Comment - Mon 2/26/2024 9:17:17 PM
Date: Monday, February 26, 2024 9:17:37 PM
Attachments: [LOC2023-0156 Reply to City Planner Benson Liu Nov272023.pdf](#)

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Application: LOC2023-0156

Submitted by: Evgeny Zhuromsky

Contact Information

Address: 708 54 Avenue SW Calgary, AB T2V 0E1

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Hello,

I live at 708 54 Ave SW, next to the proposed LOC2023-0156 site, so I am the owner of an adjacent property. I am in opposition of this LOC application.

I had already provided my detailed comments to Mr. Benson Liu, Planner 2 for the City of Calgary in response to his October 2023 request for comments. I have attached my Nov 2023 comments file below, please review them.

The only addition to my original submission is that neither Windsor Park Community Association development committee nor me personally had any engagement / contact attempts from Best Investment Group, the property owner. They did not reply to any of my email requests for information.

Attachments:

LOC2023-0156_Reply_to_City_Planner_Benson_Liu_Nov272023.pdf

Hello Mr. Liu,

Re: LOC2023-0156, Address: 702 - 704 54 AV SW

Below are my comments about Land Use Amendment application LOC2023-0156 at two residential properties in Windsor Park adjacent to my home.

I categorically object to R-CG rezoning by Desinghaus Studio / Best Investment Group at 702/704 58 Ave SW.

You should reject this application and put a moratorium on all subsequent high density development rezoning applications in the core of Windsor Park until 1) Chinook Communities Local Area Plan (LAP) is complete and approved by all stakeholders; and 2) Windsor Park home owners and residents are consulted and their input on high density development is sought and taken into consideration by the City of Calgary.

As you know, this is not a standalone one-off R-C2 to R-CG / R-CGex rezoning application for high density development on a corner lot along 6th street in Windsor Park. There are at least six more of those in the queue! All of them are on a span of six city blocks between 50th and 56th Avenues. We are being swarmed!

- **LOC2023-0156 - 702 / 704 54 Ave SW by Best Investment Group**
- LOC2023-0139 - 637 53 Ave SW by Homes by Avi / Civic Works
- LOC2023-0139 - 702 53 Ave SW by Homes by Avi / Civic Works
- LOC2022-0201 - 637 51 Ave SW by Ground Cubed
- LOC2023-0083 - 640 52 Ave SW by Horizon Land Surveys
- 701 / 701a 55 Ave SW (LOC not filed yet)
- DP2021-7677 – 5509 6 Str SW by Goadex Builders – under construction
- DP2020-7430 – 5115 5 Str SW by Goadex Builders – construction complete



COME JOIN US
REZONING APPLICATION
702 54 AVE SW

Please join us for a coordinated outreach opportunity. This meeting is to discuss and learn more about our development proposal along 54 Ave & 6th Street. We are submitting an application to rezone R-C2 to R-CG for the development of Row townhomes.

Please reach out with any questions or concerns. Thank you.

WHEN: April 30th, 2023 from 5pm to 7pm

WHERE: 5304 6 St SW, Calgary, AB T2V 1E1

CONTACT: 403-966-2077 | Bestinvestmentgroup1@gmail.com

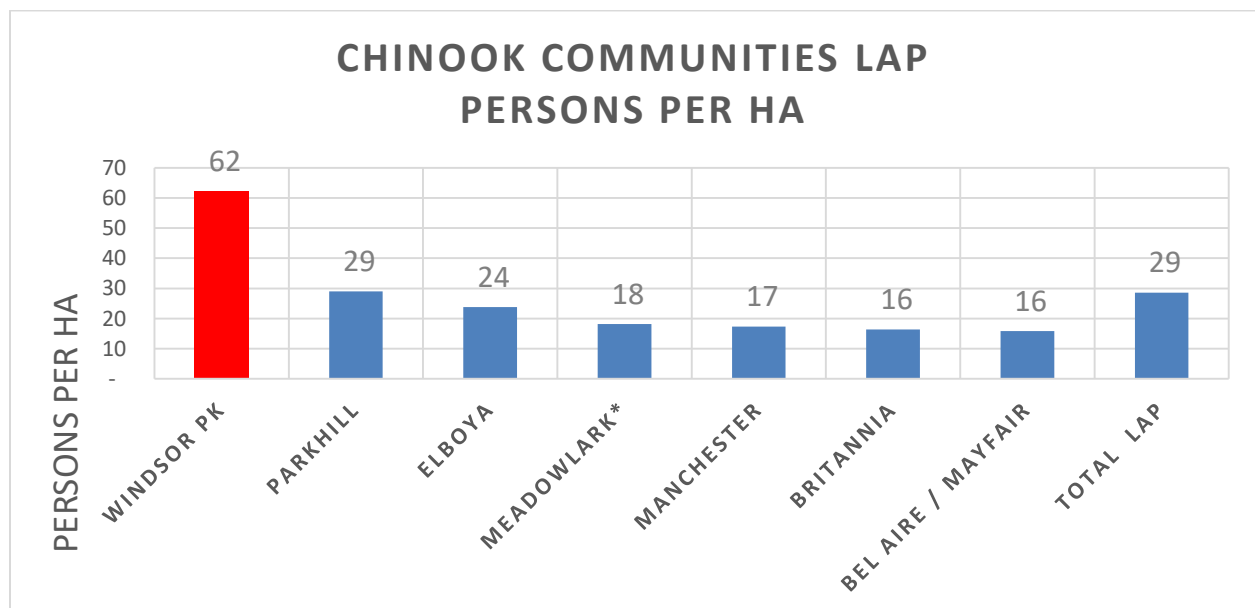
Best Investment Group
Building Equity.Sustainability.Trust

While the City claims that each such application is considered on its own merit, Best Investment Group does not think like this. They know that at least six R-CG / R-CGex applications were recently approved along the 6th Street SW, and they think theirs is a done deal too. Their only “development vision” and “planning rationale” is an opportunity to make a windfall profit at the expense of Windsor Park residents’ property values and their ability to enjoy their homes. This developer smelled blood and they could not care less about “stakeholder outreach” and “being a good neighbor”. There was no “meaningful and appropriately scaled outreach process”, this is just lip service to city planners. Their proposed three story tall **five unit** rowhouse crammed onto a single R-C2 residential lot has nothing to do with being “compatible with existing low density residential buildings”. You must stop them.

While the concept of densification of households and population in cities is understandable, Windsor Park is facing unfair, disproportionate pressure.

Windsor Park is one of nine communities that comprise the Chinook Communities Local Area Planning. This planning process was recently initiated and intends to “create a plan to guide growth, change, development, redevelopment and improvements in your community...”

However, Windsor Park is already well ahead of the other communities in densification levels. Our neighborhood is heavily influenced by multiple unit residential buildings adjacent to Chinook Centre, and the intersection of Elbow Drive and 50th Avenue, each of which is complementary to City development policies and densification goals. Smaller lot sizes comprise the remainder of the core of the neighborhood where it is predominantly zoned R-C2. This all combines to create a diversity and density of housing choices that is well ahead of most other communities.



I am extremely alarmed by this surge in re-zoning applications and increasing interest by developers to build several larger multi-unit residences in the residential core of the neighborhood along 6th Street and adjacent to our community recreation centre. This should not be happening in advance of a Local Area Plan as these projects are inconsistent with the guiding principles of the LAP process that recently kicked off, and with The Guide for Local Area Planning approved by the City of Calgary in 2021.

Listed below are some important concerns that City Planners seem to ignore when approving R-CG/R-CGex rezoning applications.

- This type of densification does follow the collaborative vision for Windsor Park to only densify along the main feeder roads and leave the interior of the community as R-C2 (single family homes and duplexes).
- Chinook LAP states that “Local area plans provide direction to help inform decisions about development if / when proposals to rezone are brought forward”. How can the current applications be informed by an LAP if the work to build the LAP has only just started?
- Windsor Park already has much higher densification than other Chinook LAP communities (62 vs. 21 average for remainder). Windsor Park already has 2.5 times higher densification (people per hectare) than Calgary average (62 in Windsor Park vs. 25 in Calgary).
- 255 rental units are being added to Windsor Park community with construction of Elbow 5 Eight apartment complex. This is almost as many in number as the entire single detached homes in Windsor Park (285 in 2016 census).
- Windsor Park is already approximately three times as dense as the city average and twice as dense as the city of Calgary’s density target for the year 2030.
- Elboya Elementary and Junior High School, our designated school, is full and is turning away new students.
- From previous experience and from developers’ presentations we know that these new units are not affordable for low and middle income families and, in effect, displace affordable rental units in our community.
- There is an increasing concern that these new units may be purchased for use as short term rental units (e.g. Airbnb). This is a trend we have been noticing with current purchases of mid-density row housing in our community. These units erode the residential nature of our community.
- These developments set a precedent for redevelopment of remaining end-lots within the community.
- The cumulative effect of building mid-density and high density housing within the core of the community is rapidly changing the nature of Windsor Park from a community of stable long-term residents to a transitional community, in which people move in and out.

Other ongoing concerns include:

- Concern with very low percentage of single detached homes remaining in Windsor Park (12% Windsor Park vs. 56% Calgary). Windsor Park is losing diversity of housing choices.

- Loss of biodiversity – numerous mature trees are being removed by these developments. Urban Forest: (Municipal Development Plan - Core indicator) targets increase the percentage of tree canopy. Row housing construction is removing mature trees and is decreasing tree canopy in the neighborhood.
- Infrastructure capacity - the effect of multiple applications has elevated concerns about infrastructure capacity. More concrete means more strain on our storm water system. There is a concern with ability of storm drains in core to handle higher volumes due to impervious surface. LAP talks about modeling impact of growth but that modeling hasn't happened and development proposals are being considered.
- Parking – continuing increase in densification puts pressure on street parking and could result in more restricted parking zones in our community. Row houses are creating a problem with space for parking, air conditioner noise and garbage bins.
- Property value – higher density units reduce single family home values.
- Equity in development –other communities closer to downtown don't even allow duplexes. Windsor Park is doing its part and densification should be applied fairly across the city.
- Traffic - the volume of new households puts increased traffic volume pressure on our area that is currently relatively quiet and largely covered by a grid of playground / school zones.
- Local Area Planning Guide should define core of Windsor Park as Neighborhood Local under urban form categories. Neighborhood Local Policies (Section 2.8 of Guidebook) supports one and two residential units. The criteria for buildings that contain three or more residential units would preclude these developments in the core, particularly the condition that these units be located on "higher activity streets, such as where there are adjacent regional pathways or higher volume of private vehicle or pedestrian activity..."

Lastly, the city should consider the wellbeing and quality of life of adjacent property owners like me, as well as our property values. Look at the visual pollution, noise pollution and loss of privacy row house construction will create for the adjacent home owners. Instead of unobstructed view of the back alley I will face this! My privacy will be violated, because five rowhouse units will overlook my back yard. I will hear the noise of five A/C units instead of one. The back alley will be cluttered with fifteen garbage, recycling and compost bins instead of six.



The city does not have to rezone corner lots to R-CG/R-CGex to bring densification and redevelopment investment to replace the aging housing stock. There is ongoing successful, profitable redevelopment of other lots in Windsor Park using contextual development applications. Developers have multiple options to build new housing, please see the photos below.







I hope the city will make the right decision and reject this R-CG rezoning application by Best Investment Group.

Regards,
Evgeny Zhuromsky
708 54 Ave SW